

# LOUDOUN COUNTY PLANNING COMMISSION

## SUMMARY AGENDA

TUESDAY, JULY 15, 2014

6:00 PM PUBLIC HEARING

LOCATION: BOARD ROOM  
1<sup>ST</sup> Floor, Govt. Center

The **LOUDOUN COUNTY PLANNING COMMISSION** will hold a public hearing in the Board of Supervisors' Meeting Room, County Government Center, 1 Harrison Street, S.E., Leesburg, Virginia, on **Tuesday, July 15, 2014**, at **6:00 p.m.** to consider the following:

**SIDP 2013-0005**  
**JEFFERSON BUILDING SIGN DEVELOPMENT PLAN**  
*(Sign Development Plan)*

Jefferson Offices Condominium Units Owners Association, of Sterling, Virginia, has submitted an application for a Sign Development Plan to request alternative sign regulations for permitted signs in order to modify the maximum permitted number and location of signs. The subject property is located in the PD-OP (Planned Development-Office Park) zoning district and is being developed pursuant to ZMAP 1986-0040, Harold R. Evans. Alternative sign regulations for permitted signs may be requested with the submission of a sign development plan pursuant to Section 5-1202(E) of the Revised 1993 Zoning Ordinance. The subject property is approximately 4.8 acres in size and is located on the south side of Harry Byrd Highway (Route 7) and west of Ashburn Village Boulevard (Route 2020), at 44121 Harry Byrd Highway, Ashburn, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Numbers /62//23CM/100/ through /62//23CM/285/, inclusive (PIN#s 083-20-0530-001 through 083-20-0530-035, inclusive), /62//23CM/100A (PIN# 083-20-0530-036) and /62//23CM/160A (PIN# 083-20-0530-037). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Ashburn Community)) which designate this area for Keynote Employment uses and which recommend a Floor Area Ratio (FAR) of up to 0.6.

**SPEX-2014-0001 & SPEX-2014-0002**  
**POTOMAC METALS-DULLES TRADE CENTER WEST**  
*(Special Exception)*

Potomac Metals of Sterling, Virginia, has submitted applications for special exceptions to permit a material recovery facility (SPEX-2014-0001) and storage of empty solid waste vehicles and containers (SPEX-2014-0002) in the PD-GI (Planned Development-General Industry) zoning district. The property is also located within the AI (Airport Impact) Overlay District, within the Ldn 65 or higher aircraft noise contour. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed material recovery facility use and storage of empty solid waste vehicles and containers use are listed as Special Exception uses under Section 4-604(S), pursuant to Section 5-607(D) and Section 4-607(H), and Section 4-604(II), respectively. The subject property is approximately 7.3 acres in size and is located north of Evergreen Mills Road (Route 621), west of Arcola Road (Route 842), and east of Trade West Drive, in the Blue Ridge Election District. The subject property is more particularly described as follows:

TAX MAP NUMBER	PIN	ACRES	ADDRESS	OWNER
101///7///31	162-48-3010	1.73	N/A	Pebble Run Withholding, LLC
101///7///30	162-48-2095	1.74	N/A	Pebble Run Withholding, LLC
101///7///18/	162-47-7811	1.86	N/A	Pebble Run Withholding, LLC
101///7///32/	162-47-8737	1.95	N/A	Pebble Run Withholding, LLC

The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Dulles Community)) and the 2010 Countywide Transportation Plan, which designate this area for Industrial Uses at a Floor Area Ratio (FAR) of between 0.30 and 0.40.

**ZMAP 2013-0007, ZCPA 2013-0005, ZMOD 2013-0003, SPEX 2013-0028 & SPEX 2013-0029  
STONE RIDGE EAST II & COMMUNITY CORNER**

*(Zoning map Amendment, Zoning Concept Plan Amendment, Zoning Ordinance Modification & Special Exceptions)*

Van Metre Communities, L.L.C., of Fairfax, Virginia, and Waterford Development II, L.L.C., of Leesburg, Virginia, have submitted: 1) an application to rezone approximately 16.69 acres from the R-1 Single Family Residential and the PD-CC(CC) (Planned Development–Commercial Center (Community Center)) zoning districts under the Revised 1993 Zoning Ordinance to the R-8 (Single Family Residential) zoning district under the Revised 1993 Zoning Ordinance in order to develop up to 80 single family attached and detached dwelling units at a density of approximately 4.79 dwelling units per acre, and approximately 0.03 acre from the PD-CC(CC) zoning district under the Revised 1993 Zoning Ordinance to the CLI (Commercial Light Industry) zoning district under the Revised 1993 Zoning Ordinance for use as open space only; 2) an application to amend the concept plan and proffers approved with ZMAP-2006-0024, Community Corner, in order to reduce the size of the previously approved PD-CC(CC) zoning district from 6.94 acres to 4.65 acres, and to reduce the previously approved square footage for commercial uses from 29,350 square feet to 19,220 square feet, with a resulting decrease in Floor Area Ratio (FAR) from 0.12 to approximately 0.10; 3) an application for a Special Exception to modify the conditions of approval and special exception plat associated with SPEX-2006-0037, Community Corner Fast Food Restaurant, to permit the relocation of a previously approved restaurant, with drive-through facilities, in the previously approved PD-CC(CC) zoning district; and 4) an application for a Special Exception to permit a new restaurant, with drive-through facilities, of up to 7,500 square feet in size, in the previously approved PD-CC(CC) zoning district. These applications are subject to the Revised 1993 Zoning Ordinance and the proposed restaurant, with drive-through facilities, use is listed as a Special Exception use under Section 4-204(B)(9). The Applicants are also requesting modifications of the Zoning Ordinance (ZO) as follows:

<b><u>Zoning Ordinance Section</u></b>	<b><u>Proposed Modification</u></b>
ZO §3-509(C), Additional Development Standards, Minimum Buffer.	To relocate the permanent common open space buffer of 50 feet in depth with a Category 2 Buffer Yard required along the subject property's eastern boundary with PIN: 164-45-6119, to PIN: 164-45-6119.
ZO §4-205(C)(2), Lot Requirements, Yards, Adjacent to Agricultural and Residential Districts and Land Bays Allowing Residential Uses.	To reduce the minimum yard for buildings, parking, outdoor storage, areas for collection of refuse, and loading areas from any agriculture districts, existing or planned residential district, or land bays allowing residential uses from 100 feet to 45 feet with supplemental plantings and berming along the southern boundary between the previously approved PD-CC(CC) zoning district and proposed R-8 zoning district, and from 100 feet to 35 feet with supplemental plantings and berming along the eastern boundary between the previously approved PD-CC(CC) zoning district and proposed R-8 zoning district.

The subject property is located within the AI (Airport Impact) Overlay District, outside of but within one (1) mile of the Ldn 60 aircraft noise contour. The subject property is approximately 41.5 acres in size and is located on the east side of Gum Spring Road (Route 659), north of Providence Ridge Drive (Route 2796), and south of

John Mosby Highway (Route 50), in the Dulles Election District. The subject property is more particularly described as follows:

<b>TAX MAP NUMBER</b>	<b>PIN #</b>	<b>ADDRESS</b>
101////////44B (7-acre portion)	204-10-2931 (7-acre portion)	N/A
101////////45B	205-40-1246	42276 and 42305 Autumn Lane, Chantilly, Virginia
101////////45E	205-40-3015	42335 Autumn Lane, Chantilly, Virginia
101////////45D	205-49-9724	24910 Gum Spring Road, Chantilly, Virginia
101////////45A	205-49-8308	24914 Gum Spring Road, Chantilly, Virginia
101////////53A	205-39-6591	24946 Gum Spring Road, Chantilly, Virginia

The area is governed by the policies of the Revised General Plan (Suburban Policy Area) which designates the area for Residential uses with Affordable Dwelling Units, at a density of up to 4.80 dwelling units per acre, and for Hybrid Retail Uses at an FAR of up to 0.40.

**ZRTD 2014-0001**  
**LOUDOUN TECH CENTER**  
*(Zoning Conversion in the Route 28 Tax District)*

CyrusOne, LLC, of Carrollton, Texas, has submitted an application to rezone approximately 14.34 acres from the PD-IP (Planned Development-Industrial Park) zoning district under the 1972 Zoning Ordinance to the PD-IP (Planned Development-Industrial Park) zoning district under the Revised 1993 Zoning Ordinance in order to permit the development of all principal and accessory uses permitted in the PD-IP zoning district at a maximum Floor Area Ratio (FAR) of 0.4 (up to 0.6 by Special Exception). The property is located within the Route 28 Taxing District. The subject property is approximately 14.34 acres in size and is located on the north side of Nokes Boulevard (Route 1793), on the west side of Ridgetop Circle (Route 1790), and east of City Center Boulevard (Route 1949), at 21111 Ridgetop Circle, Sterling, Virginia, in the Broad Run Election District. The property is more particularly described as Tax Map Number /81///8///16/ (PIN# 030-39-2674). The area is governed by the policies of the Revised General Plan (Suburban Policy Area (Sterling Community) and Route 28 Corridor Plan) which designate this area for Route 28 Business uses and which recommend a FAR of 0.4 to 1.0.

**SPEX 2013-0002 & SPEX 2013-0015**  
**NORTH SPRING BEHAVIORAL HEALTHCARE**  
*(Special Exception)*

North Spring Behavioral Healthcare of Leesburg, Virginia, has submitted applications for special exceptions to remove and terminate the non-conforming status of an existing Hospital use and establish this use as a lawfully existing use, and to expand the existing Hospital use with an 8,500 square foot (15 additional beds) addition, in the AR-1 (Agricultural Rural-1) zoning district. The property is also located within the LOD (Limestone Overlay District). These applications are subject to the Revised 1993 Zoning Ordinance and non-conforming uses may be deemed to be in conformity with the Zoning Ordinance and allowed to continue and to expand as lawfully existing uses and structures through the issuance of Special Exception approval in accordance with Section 1-405. The property is approximately 45.63 acres in size and is located on the west side of James Monroe Highway (Route 15), and on the north side of Tutt Lane (Route 740), at 41984, 41992, 41994, 41996, 42008, 42009, and 42045 Victory Lane, Leesburg, Virginia, in the Catoctin Election District. The property is more particularly described as Tax Map Number /39////////10/ (PIN# 185-27-3670). The area is governed by the policies of the Revised General Plan (Rural Policy Area (Northern Tier)), which designate this area for rural economy uses and limited residential development.

**ZMAP 2013-0004**  
**WILDWOOD FARMS ACTIVE ADULT**  
(Zoning Map Amendment)

**DEFERRED**

~~Pulte Home Corporation, of Fairfax, Virginia, has submitted an application to rezone approximately 105.6 acres from the TR-10 (Transitional Residential 10) zoning district under the Revised 1993 Zoning Ordinance to the TR-2 (Transitional Residential 2) zoning district under the Revised 1993 Zoning Ordinance in order to develop an age restricted active adult community with up to 242 single family detached dwelling units at a density of up to 2.3 dwelling units per acre. The subject property is also located partially within the QN (Quarry Notification) Overlay District-Luck Note Area, and partially within the FOD (Floodplain Overlay District). This application is subject to the Revised 1993 Zoning Ordinance. The subject property is located on the north side of Sycolin Road (Route 625), on the south side of the Dulles Greenway (Route 267), and on the west side of the Goose Creek, in the Catoctin Election District. The subject property is more particularly described as Tax Map Number /61////////16/ (PIN# 194-19-9296). The area is governed by the policies of the Revised General Plan (Transition Policy Area (Lower Sycolin Subarea)) and the 2010 Countywide Transportation Plan, which designate the subject property for residential uses at a density of up to 1 dwelling unit per 10 acres.~~

**WORKSESSION FOLLOWING THE PUBLIC HEARING:**

1. **ZMAP 2012-0011, Tuscarora Crossing**
2. **ZMAP 2013-0005, SPEX 2013-0017, SPEX 2013-0008, SPEX 2013-0009, Goose Creek Club**

*Except as noted in the individual notices above, full and complete copies of the above-referenced amendments, applications, ordinances and/or plans, and related documents may be examined in hard copy at the Loudoun County Department of Building and Development, County Government Center, 1 Harrison Street, S.E., 2<sup>nd</sup> Floor, Leesburg, Virginia, from 9:00 AM to 4:30 PM, Monday through Friday or call 703-777-0220, or electronically at [www.loudoun.gov/lola](http://www.loudoun.gov/lola). This link also provides an additional opportunity for public input on active applications. Additionally, documents may be viewed and downloaded electronically the week before the hearing at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). The Planning Commission will conduct a briefing session on the above-referenced application(s); please see the Planning Commission calendar for the exact date and time. For further information, contact the Department of Planning at 703-777-0246.*

*Citizens are encouraged to call in advance to sign up to speak at the public hearing. If you wish to sign up in advance of the hearing, please call the Department of Planning at 703-777-0246 prior to 12:00 PM on the day of the public hearing. Speakers may also sign up at the hearing. Written comments are welcomed at any time and may be sent to the Loudoun County Planning Commission, 1 Harrison Street, S.E., 3<sup>rd</sup> Floor, MSC #62, Leesburg, Virginia 20175, or by e-mail to [loudounpc@loudoun.gov](mailto:loudounpc@loudoun.gov). If written comments are presented at the hearing, please provide ten (10) copies for distribution to the Commission and the Clerk's records. All members of the public will be heard as to their views pertinent to these matters. Any individual representing and/or proposing to be the sole speaker on behalf of a citizen's organization or civic association is encouraged to contact the Department of Planning prior to the date of the public hearing if special arrangements for additional speaking time and/or audio-visual equipment will be requested. Such an organization representative will be allotted 6 minutes to speak, and the Chairman may grant additional time if the request is made prior to the date of the hearing and the need for additional time is reasonably justified.*

*Citizens are encouraged to call the Department of Planning on the day of the public hearing to confirm that an item is on the agenda, or, the most current agenda may be viewed on the Planning Commission's website at [www.loudoun.gov/pc](http://www.loudoun.gov/pc). If the public hearing is cancelled due to inclement weather, the public hearing will be moved to Thursday of the same week at the same place and time unless otherwise announced. If that Thursday is a holiday or the Thursday public hearing is cancelled due to inclement weather, the public hearing will be moved to Tuesday of the next week at the same place and time unless otherwise announced.*

*Hearing assistance is available for meetings in the Board of Supervisors' Meeting Room. FM Assistive Listening System is available at the meetings at all other locations. If you require any type of reasonable accommodation as a result of a physical, sensory or mental disability to participate in this meeting, contact the Department of Planning at 703-777-0246. Please provide three days' notice.*